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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



Doc#: 1205954002 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2012 02:36 PM Pg: 1 of 2

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

James D. Ahern Co.,
Claimant

VS

Harlem & Grand, LLC; JPMorgan Chase Bank, NA; N W Sign Industries;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$19,315.00**

THE CLAIMANT, James D. Ahern Co., 3257 South Harding Avenue, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against N W Sign Industries, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1170 109th Street, Grand Prairie, Texas, and against Harlem & Grand, LLC, and JPMorgan Chase Bank, NA, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Harlem & Grand, LLC, and JPMorgan Chase Bank, NA, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property, to-wit:

Lots 21 through 28 in George W. Prassas' Addition to Montclare, being a subdivision in the southwest quarter of the southwest quarter of Section 30, Township 40 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 13-30-324-024-0000 13-30-324-025-0000 13-30-324-026-0000

Property Address: 7174 - 7192 West Grand Avenue, Chicago, Illinois

THAT, on August 16, 2011, Claimant entered into a subcontract with the said N W Sign Industries to provide labor and material to install signage for the afore-described real property of a value of and for the sum of **\$15,626.00**.

THAT, at the special instance and request of the said N W Sign Industries, and further pursuant to the said subcontract, Claimant provided additional labor and material to repair and install signage for the afore-described real property of a value of and for the sum of **\$3,689.00**.

THAT, on November 8, 2011, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

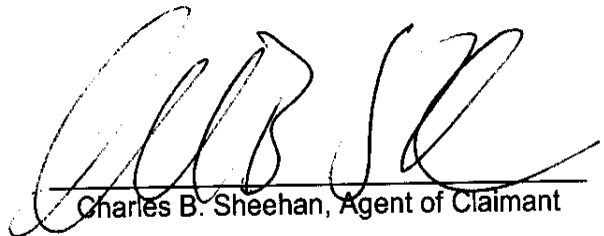
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THAT the said N W Sign Industries was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said N W Sign Industries' contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither N W Sign Industries nor any other party has made any payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$19,315.00** for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements, including the interest of JPMorgan Chase Bank, NA, therein, and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or JPMorgan Chase Bank, NA, or its (their) agent(s), under the original contract.



Charles B. Sheehan, Agent of Claimant

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Charles B. Sheehan, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Charles B. Sheehan, Agent of Claimant

Subscribed and sworn to before me this 28 day of February, 2012.

OFFICIAL SEAL
PATRICIA M BOWERMASTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/02/2015



Patricia M. Bowermaster
Notary Public

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